

# Washington's Growth Reflected in Real Estate and Building News

## BUILDING IN D. C. TOTALS \$45,000,000 DURING 1922

### Greatest Boom in History Cuts Deeply Into Housing Shortage Following War.

Washington experienced the greatest building boom in its history during 1922, approximately \$45,000,000 having been invested by private builders in the erection of about 4,000 structures and the remodeling of hundreds more.

Deep inroads in the housing shortage, which after the war had grown to such proportions that Congress was forced to enact special rental legislation, were effected by vigorous operations conducted with historic activity by enterprising realtors and builders. Nearly 3,000 dwellings were completed and occupied by families within the District limits, correspondingly decreasing the shortage of apartments and providing business for scores of realty offices.

**Eighty Apartments Constructed.**  
More than eighty apartment houses and hotels were constructed, and in addition there were projected about a dozen office buildings, sixteen church and religious edifices, several theater operations, four or five banks, and numerous other commercial structures, such as car-houses, storage plants, garages, factories, etc. Permits totaling in number more than 10,000 were issued by the municipal building inspector, providing his small force with the greatest volume of work in the office's career. July was the most active month, according to the building records, operations aggregating in cost about \$6,500,000 being approved. Twenty apartment houses were launched in that month.

**Walker Hotel Costliest.**  
The year was marked by the beginning of construction of the costliest edifice of a private nature ever undertaken here, the \$3,000,000 Hotel Walker, at the southeast corner of Connecticut avenue and De Sales street northwest. Several other large hotels and about a score of extensive apartment house operations were projected, many of them being completed. It is roughly estimated that about \$25,000,000 of investors' money went into hotel and apartment enterprises during the past year.

In addition to Allan E. Walker's hotel, an eleven-story structure of concrete and steel, for which the foundation has just been completed, there were the New Hamilton, an F. H. Smith Company project, at the northeast corner of 11th and K streets, rising to a height of eleven stories and costing \$2,500,000; the \$400,000 trio of large apartment houses under way on the west side of Connecticut avenue between Cathedral avenue and the Kinzie bridge, initiated by Harry Wardman; the Wardman Hotel operation at 13th and I streets northwest, corner, involving \$1,250,000; the \$300,000 Park Annex, to the rear of Wardman Park Hotel, on Calverton street, involving \$250,000; the \$500,000 Allan

E. Walker "garden apartment" operation in Petworth, off Rock Creek Church road, another Wardman apartment building at 1507 M street, costing \$300,000, and numerous other apartment structures in various portions of the city.

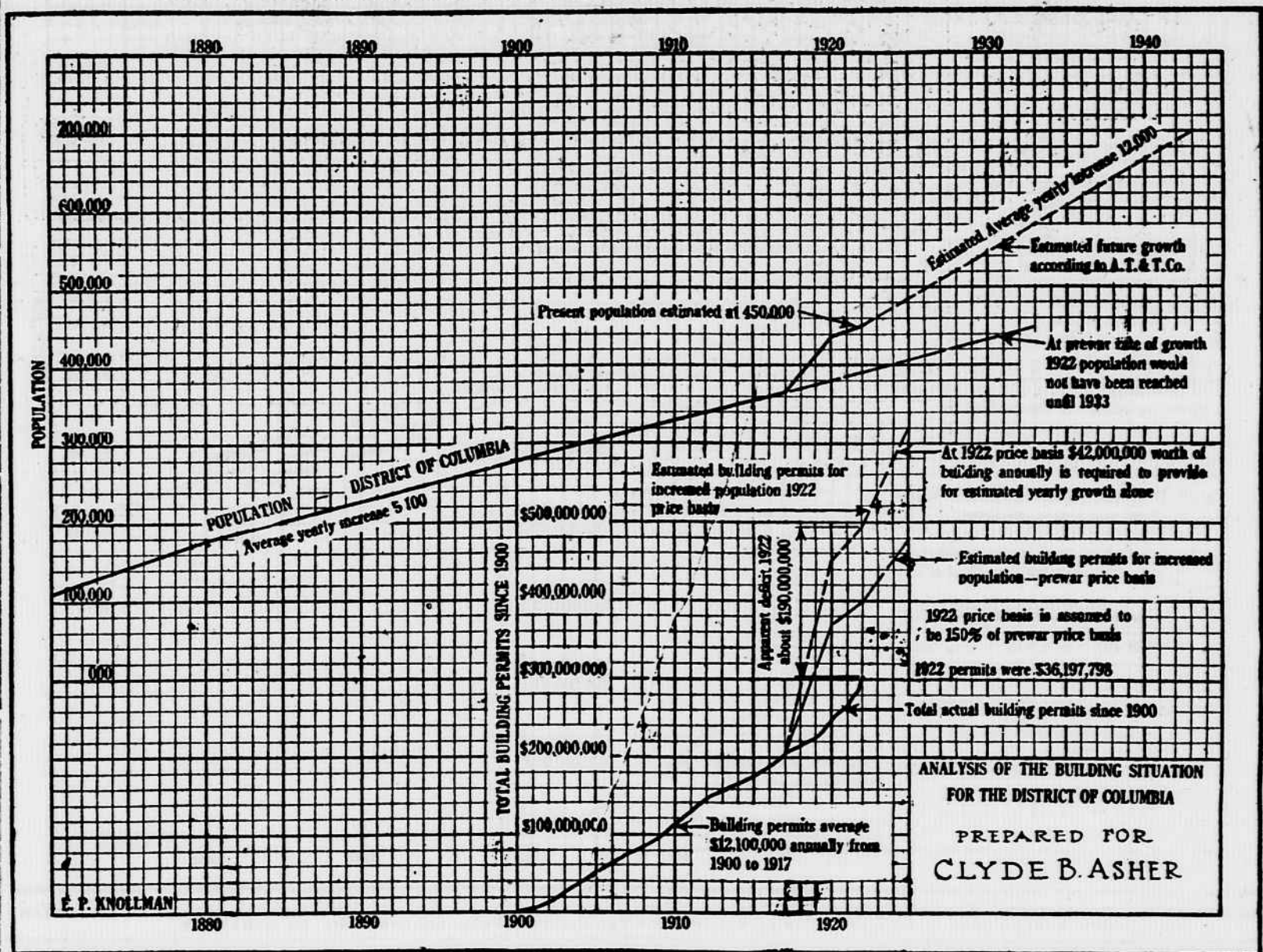
**Many Big Projects.**  
Office and commercial buildings which were projected included the F. H. Smith Company office building at 1515 15th street northwest, which will cost when completed about \$1,100,000, and the Edmonds building, on the site of the old St. Marks Cafe, 15th near K street, calling for an outlay of nearly a million dollars. The United States Chamber of Commerce broke ground for its new \$2,000,000 home at the northeast corner of Connecticut avenue and H street, and the Institute for Government Research completed its headquarters a short distance away, facing east on Lafayette Square.

Great progress toward eliminating the housing shortage which has existed in the National Capital since the war was effected by local builders. Several leading operators created more than a million dollars' worth of houses, one builder (Harry Wardman) putting that much alone into a single project—the English village at Woodley road and 32d street. Middaugh & Shannon have virtually duplicated the latter accomplishment in their Massachusetts Park home development. Other large home operations were those of Shannon & Luchs in 14th Street Terrace, Harry Kite in Armsleigh Park and the southeast, D. J. Dunigan in Petworth, and 14th Street Heights and Allan E. Walker in Chevy Chase and Petworth.

**Real Estate Board Active.**  
The Washington Real Estate Board completed its second year of activity under the reorganizational plan adopted with a view to widening its civic scope. According to John A. Petty, executive secretary, the board enjoyed the most successful year in its history. Country-wide recognition of progressive spirit was won through a series of accomplishments, including the entertaining here of the officers and executive committee members of the National Association of Real Estate Boards during the mid-winter convention of the committee, the awarding of honorable mention in the achievement trophy at the San Francisco convention of the national association, the election of Mr. Petty as secretary of an important affiliated body of the association (the National Association of Realtor Secretaries), and the election of William E. Shannon to be a director of the national realtors' organization.

The year saw the board firmly established as one of the leading civic bodies in the District, winning public support by maintaining a free service bureau for distributing information concerning real estate and for adjusting disputes between members and the public. Charles S. Shreve, for many years secretary of the board before its reorganization, was elected president, succeeding Harry K. Boss, and a number of new committees have been appointed by him for carrying on special work of the board.

## CHART SHOWING ESTIMATED GROWTH OF WASHINGTON AND CONSTRUCTION PROGRAM NEEDED TO KEEP PACE



GRAPHIC OUTLINE OF CITY'S POPULATION AND BUILDING RECORDS FOR THE PAST AND PREDICTED PROGRESS FOR THE FUTURE, PREPARED BY THE ASHER FIREPROOFING COMPANY. THE FIGURES COVER ONLY NEW CONSTRUCTION.

## SEEK TO CUT BUILDING COSTS BY STANDARDIZING MATERIALS

### Industry Now Endeavoring to Put Stop to Extravagant Practices in Manufacture. Will Not Affect Individuality.

Of equal interest to the building industry and to the home purchaser are the efforts now under way to cheapen building construction costs through standardization of building materials and building practices. The building industry today is attempting to standardize to a sensible point where costs may be lowered. This is being done without in any way standardizing homes to the point where all look alike. The standardization is not so much in design as in construction. It must be remembered that a small part of the materials going into a house affect the general appearance.

Standardizing Lumber.  
Taking lumber as an example, an effort is being made to standardize sizes and grades. Since there are so many kinds of trees, all of different sizes and lengths, it will never be possible to standardize in lumber as in some other lines, but much can be done.

Happily there are few sizes in common brick. Although there is much difference in quality, the sizes are few and dimensional standardization has been advantageous. Imagine the unnecessary cost and annoyance if there were, say, sixty sizes of brick, but if the trade were accustomed to that many sizes there would still be many who would say that a limitation of the number would never do. The number of sizes and styles of window sash used is quite large. Comparatively few are needed in the building of small homes. The sash and door dealer often advertises more than 400 different styles and sizes. When these materials are reduced in number the manufacturer and the dealer will be able to carry on business with smaller stocks, reducing costs of manufacture and distribution. There are today still more than 100 sizes of single-strength window glass, and approximately the same number of sizes of double-strength glass. There is in this industry also a lack of standardization of terms. It is possible to accomplish much in the way of standardization of hardware entering into building construction. There are innumerable styles of locks, hinges, window catches and other fittings. The number of tiles used for floors is too large. In the matter of labor standardization there is much to be done. The contractor today, figuring on his job, must guess at the labor cost. There are few accepted standards of work. Some builders say that a bricklayer should lay 1,000 or 1,500 bricks a day, but does he mean in winter or summer; does he mean common brick or face brick? Although there remains much to be done, great progress toward standardization has been made and the various industries believe much more will be done within the next few years.

## BUILDING PERMITS TAKE BIG JUMP

Last Week of Waning Year  
Shows Total of \$1,270,000  
in New Projects.

Staging a "come-back" for the last week of 1922, local builders received official permission to proceed with more than \$1,270,000 worth of construction work—more than twice the total value of permits issued the week before.

Granting of a permit to Harry Wardman for the erection of a \$1,000,000 apartment house and stores at the southeast corner of 13th and I streets accounted for the large total this week. This building, detailed description of which was announced several weeks ago, will be eleven stories high.

Permits followed:  
F. R. Horner, to build 1705-1707 Newton street northeast; cost, \$4,800.  
L. E. Breuninger & Sons, to build 4408 16th street; cost, \$24,000.  
M. J. Keane, to build ten houses, 244-248 Ontario road; cost, \$60,000.  
Max Sugar, to build eight houses, 1501-1513 Varnum street; cost, \$78,000.  
Commodore Fitch, U. S. N., to repair 1410 25th street; cost, \$4,000.  
William E. Miller, to build 440 7th street southwest; cost, \$12,000.  
Harry M. Noel, to build Hawthorne place near Killeagle street; cost, \$2,500.  
Hickman-Miller Company, to build 611 Rhode Island avenue northeast; cost, \$7,000.  
Abner H. Ferguson, to build 3815 Huntington street; cost, \$25,000.  
G. Gordon Bailey, to erect garage, 1415 Hamilton street; cost, \$1,200.  
G. Gordon Bailey, to erect house at 1415 Hamilton street; cost, \$12,000.  
M. E. May, to erect house, 1413 Hamilton street; cost, \$1,200.  
M. E. May, to erect house, 1413 Hamilton street; cost, \$8,000.  
William A. Hill, to build apartment, 2104 19th street; cost, \$40,000.  
William A. Hill, to build apartment, 1419 N street; cost, \$45,000.

## MILD WEATHER BOOSTS BUILDING OPERATIONS

Heavy Record of Construction Reported From Most Parts of Country.

The unusually mild weather prevailed up to Christmas this year resulted in an unusually heavy record of building construction in most parts of the country. Reports from the country over show the building trades generally employed at good wages, and in some instances very high wages, right up to the last of December. In a number of cities contractors have had to pay bonuses to workmen to obtain them and it became a case of different builders bidding against each other for men. In the manufacturing cities particularly there have been shortages of workmen in the building trades. Contractors and builders say that this situation is unusual for this time of the year. Ordinarily when building starts off in the spring workmen are scarce, but usually in the winter there is not enough building going on

## BUILDING AND LOAN PLANS CAMPAIGN

Will Seek to Spur Interest in Home Ownership During Thrift Week.

Plans for active participation by the 50,000 members of the local Building and Loan Association Council in the Thrift week campaign, January 17-23, were announced today by C. Clinton James, president of the council.

Attention was called to the fact that it is estimated the government will pay to war savings certificate holders in the District of Columbia between January 1-15, about \$25,000,000. Many persons receiving this money are inexperienced in investing money and the building association members are urging that this money be re-invested in sound financial institutions.

**More Than \$1,000,000 Lost.**  
"There is a real opportunity to be of service when it is conservatively estimated that the District of Columbia contribution to worthless investments during the year 1922 was over the million-dollar mark," Mr. James said. "During Safety week we warned people not to get hurt physically. Let us now warn them not to get hurt financially. Advise your friends to consult their plans for home ownership, bank, trust company or real estate broker before investing. They will be glad to give them sound advice free of charge."  
"Let every building and loan subscriber make up his mind that during the coming year he will give to the officers of his association the support to which they are entitled, and will lend them his assistance in building up their associations and in securing new members. It is a favor to those enrolled, a benefit to the association and a profit to you."

**Home Ownership an Asset.**  
"And aside from the purely material view point the shareholder should not lose sight of the fact that the building and loan associations are rendering a very real and very important social service to the community."  
"The officers and directors of these associations are not being paid to any great extent, and the greater part of their service is rendered as a contribution to the welfare of the community. In aiding people to secure their own homes they are developing citizenship and American ideals, and in this way raising the standard of American life; and every shareholder should take pride in contributing to this cause. The more home owners we have the fewer diseases there will be, and the more contented and peace-loving will be the lives of our people."  
"We figure the home as a very essential part of our civilization, and any benefit to the home must be a benefit to our state and nation. Help your building and loan association and thus help your country."

to keep all of the members of the trades busy six days a week. Another indication of the extent of winter building this year is the report that comes of heavy December lumber shipments. Orders picked up amazingly in December and mills, particularly in the south, have been busier than usual at this time of the year.

## Make Your Money Work As Hard As You Work

Many a man has his money invested in such a fashion that it produces only a small part of its capacity—the larger part of its product goes to the man who places it for him and who knows how to make it really work.

Now, if you will just take the trouble to put your money to work for yourself, you can get a return that is really worth while.

### FOR INSTANCE:

This office has information (that must be used right away, if at all) on three different investments, each of which will yield a very handsome income on a small cash investment.

## GO OVER THESE FIGURES— THEN PUT YOUR MONEY TO WORK

A 3-family apartment building in a northwest location that assures increasing value can be bought for \$17,000; \$5,000 cash. Each apartment has 3 rooms and bath, and there is a 2-car garage. The rents amount to \$2,600 per year; \$1,000 a year will carry the property, leaving a net return of \$1,600 on your \$5,000 investment. Rather better than the average 6% that the other fellow pays for using your money, isn't it?

Phone Main 2345 for inspection of 3 startling opportunities for investors who have no more than \$5,000 cash.

**SHANNON & LUCHS**

713 14th Street N.W.

Main 2345

## In Beautiful Woodley Park

Located in the 2800 block of Connecticut Avenue—just over the bridge—you will find our modern, well built homes, portraying the highest type of Middaugh & Shannon construction and combining all that is desirable in interior design.

Two stories, attic, breakfast porch and sun room (or sleeping porch), three baths, two showers, maid or chauffeur's room with bath, and many other features.

The price is most reasonable, with especially attractive terms—as low as \$2,000 and \$150 per month, including all interest.

We have been consistently offered \$200 per month as rental for these homes.

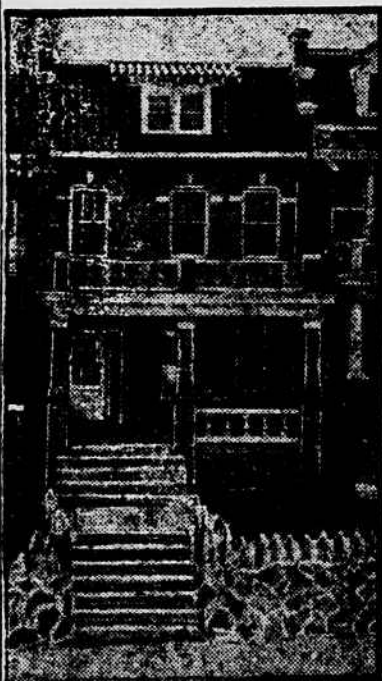
Visit our model home at 2822 Connecticut Avenue, open for inspection from 9 till 5:30 daily. Furnished by courtesy of Mayer & Co.

**Middaugh & Shannon, Inc.**

Builder—Exclusive Agent—Owner.

Woodward Building, 15th & H Sts. Main 6935

## A NEW YEAR'S RESOLUTION!



Own Your Own Home

See These Today

1412 to 1508

Varnum St. N.W.

Just Off Sixteenth Street

15 SOLD—3 LEFT

8 Rooms—2 Baths

Lot 140 Feet Deep

Attractively arranged and of unusual design, these homes contain every possible convenience and many extraordinary features.

Lowest priced homes in this excellent location, on liberal terms.

Convenient to 16th street bus and 14th street cars. Exhibit house open and lighted from 10 a.m. to 9 p.m. every day. Representative on premises.

Best Home Value in the City

**The Joseph Shapiro Company**

OWNERS AND BUILDERS

914 New York Ave. N.W.

Franklin 6918

## Solution of a Resolution

When resolved to own your home VICTORY over your landlord is won. We will help you break your BONDS, by converting them into home ownership. Homes range from \$7,000 to \$47,500 and they are MILLER-BUILT, which symbolizes a service well performed.



WOODLEY PARK OPERATION—AN ARCHITECTURAL TRIUMPH

### DESCRIPTION

Nine rooms (4 bedrooms and a glazed-in sleeping porch); 2 beautiful baths; 13-16-in. white oak floors; 13-in. walls; standard bath fixtures; Corto radiation; American Radiator Co.'s hot-water heat plant; Ripolin enamel on all woodwork. Different elevation and different colored brick on all the homes. Three are semi-detached and five are detached. Two-car and one-car brick garages.

Drive out Connecticut Avenue to Cathedral Avenue, west to 29th Street and south one block to homes. Sample home—

**2833 29th Street**

Open Every Day Until 9 P.M.

Convenient Terms Can Be Arranged

**W. C. & A. N. MILLER**

Union Trust Bldg.

BUILDERS

Main 1790